

S U M M A R Y

FILE NO.	2211	Thomas Guide Map No.	654/655
		Date Received:	10/18/05
		Date Distributed:	10/19/05
ENTITY	Southwest Suburban Sewer District	Date Filed:	
ACTION	Resolution for Annexation	Expiration 45 Days:	12/02/05
TITLE	2005-2 Island Annexation	Board Meeting:	11/09/05

Location	The annexation area is located within the City of Burien. The site is bounded on the north by South 171 st Street and on the south generally by South 177 th Place (if extended). The western boundary is generally formed by 3 rd Avenue South (if extended). The eastern boundary is generally formed by SR 509 and 8th Avenue SW (if extended).
Land Area	Approximately 54.73 acres (21 parcels)
Existing Land Use	Airport Park; Residential Use; Vacant Land
Population	Estimated at 34 people
Assessed Valuation	Approximately \$3,492,500
County Comprehensive Plan/County Zoning	Not applicable
City Comprehensive Plan	Residential Uses – Single-Family; Industrial Use
City Zoning	Residential Uses (R-4 - maximum 4 units per acre); Industrial Uses
District Comprehensive Plan	Southwest Suburban Sewer District Comprehensive Plan (Adopted 1999)
District Franchise	The City of Burien and the Southwest Suburban Sewer District have a Franchise Agreement which provides for service to properties in the 2005-2 Island Area.
Urban Growth Area (UGA)	The 2005-2 Island Annexation Area is located within the Urban Growth Area as established by the King County Comprehensive Plan.
SEPA Declaration:	An Environmental Checklist was prepared for the 2005-2 Island Area. A Determination of Non-Significance was issued in August 2005.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Dow Constantine; Julia Patterson

King County Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Burien; Des Moines; Normandy Park; SeaTac

Fire Districts: King County Fire Protection District No. 2

Water Districts: King County Water District (No. 49 and No. 125); Highline Water District

Sewer Districts: Midway Sewer District; Val Vue Sewer District

School District: Highline School District No. 401

SUMMARY - File No. 2211

The Southwest Suburban Sewer District proposes to annex approximately 54.73 acres of land (21 parcels) within the corporate limits of the City of Burien. The annexation area is located within the City of Burien. The site is bounded on the north by South 171st Street and on the south generally by South 177th Place (if extended). The western boundary is generally formed by 3rd Avenue South (if extended). The eastern boundary is generally formed by SR 509 and 8th Avenue SW (if extended).

The Southwest Suburban Sewer District includes the Annexation Area in its Comprehensive Plan. Southwest Suburban Sewer District representatives report that the District has necessary capacity to serve the 2005-2 Island Area.

The 2005-2 Island Annexation is being proposed by the Southwest Suburban Sewer District at this time in order to facilitate the provision of coordinated sewer services to currently developed properties and to new development. Annexation will also provide residents an opportunity to participate in elections for the Southwest Suburban Sewer District.

The Southwest Suburban Sewer District initiated this annexation proposal pursuant to RCW 57.24.170 (Annexation of Unincorporated Territory) which permits the District Board of Commissioners to resolve to annex territory that is less than 100 acres in size and has at least 80% of its boundaries contiguous to municipal corporations. The proposed annexation area (at 53.74 acres) includes boundaries that are more than 94.5 per cent contiguous to the existing District service area. A Resolution for Annexation was approved by the District in August 2005.

Southwest Suburban Sewer District representatives report that the proposed annexation is consistent with the State Growth Management Act (RCW 36.70). For example, the Growth Management Act policies encourage provision of basic services to urban areas. The Annexation site is entirely within the Urban Growth Area.

Southwest Suburban Sewer District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policies FW-29, FW-30, and FW-31 which call for areas within the Urban Growth Boundaries to be provided a full range of urban services. The Annexation is similarly consistent with Policies CO-1 – CO-13, pertaining to the provision of public sewer services within the Urban Growth area. Provision of sanitary sewer service also facilitates environmental protection consistent with the King County Comprehensive Plan.

Southwest Suburban Sewer District representatives report that the proposed annexation is also consistent with the City of Burien Comprehensive Plan. For example, the Annexation is reportedly consistent with Policy F-245, Goal UT-1 (Policy UT-1.6), and Goal UT-3 which address requirements for provision of urban services to lands within the City of Burien.

Within the 2005-2 Island Annexation Area 42.12 acres (9 parcels) of land are designated for residential use. This portion of the Annexation Area includes Airport Park. This portion of the Annexation Area also includes several privately-owned parcels which are currently developed with single-family homes and several vacant parcels that could support new single-family uses. Other privately owned parcels (comprising 12.6 acres) are designated for industrial use and could be developed with either residential or light industrial uses.

The 2005-2 Island Annexation will not have any impact on the area's land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning for the 2005-2 Island. The proposal will not affect current or future services (e.g., fire district services or water district services).

Sewer service is not presently being provided to properties in this Annexation Area. However, with incorporation into the Southwest Suburban Sewer District, services could be provided throughout the 2005-2 Island Annexation Area including Airport Park (to service future lavatory facilities), current and future residential uses, and future light industrial uses.

Southwest Suburban Sewer District representatives report that this proposed annexation is consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would help to preserve the community (Objective 1) by offering services that will protect and enhance residential uses. The proposed annexation is also consistent with Objective 3, which calls for logical and viable service areas. Similarly the annexation would be consistent with Objective 4 and Objective 7 which call for regular and practical boundaries. More specifically, the Southwest Suburban Sewer District has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District.

Southwest Suburban Sewer District representatives report that all costs associated with extending service to the properties will be the responsibility of property owners within the annexation area. Establishment of a Utilities Local Improvement District (ULID) may be needed for the construction of required new facilities. Revenue gain will be limited to connection charges and monthly fees associated with connecting new customers to the existing sewer system.